



26 Wavell Road, Swindon, Wiltshire, SN2 1LB
£230,000

SWINDON
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Swindon homes are pleased to present this three bedroom semi detached family home located in Pinehurst. The property benefits from, entrance hall, lounge, kitchen breakfast room, three bedrooms, shower room and private rear garden. Ideally located in a quiet cul de sac this will suit either a first time buyer or a buy to let investor. If you are looking for value for money then look no further. This property is British Iron and Steel Federation construction property [BISF]. It is mortgageable.

Entrance Hall

Radiator, obscure UPVC double glazed door to front, under stairs cupboard, door to lounge, door to kitchen breakfast room, stairs to landing

Lounge

13'11" x 12'0" (4.25 x 3.68)

Radiator, UPVC double glazed window to front, gas fire, door to kitchen breakfast room

Kitchen breakfast room

21'0" x 8'7" (6.42 x 2.64)

Radiator, two x UPVC double glazed windows to rear, obscure UPVC double glazed door to side, stainless steel sink drainer unit, low level cupboards eye level cupboards and adjoining work surfaces, plumbing for washing machine, plumbing for dishwasher, gas/electric cooker point, tiled splashbacks, part ceramic floor tiles and part laminated flooring

Landing

Attic Access, UPVC double glazed window to side, doors to upstairs rooms

Bedroom one

13'8" narrowing to 12'3" x 12'1" narrowing to 10'3" (4.17 narrowing to 3.74 x 3.70 narrowing to 3.14)

Radiator, UPVC double glazed window to front, built in wardrobe, airing cupboard





Bedroom two

13'6" x 8'7" (4.14 x 2.62)

Radiator, UPVC double glazed window to rear, built in wardrobe

Bedroom three

9'1" max x 8'5" max (2.79 max x 2.59 max)

UPVC double glazed window to front

Shower room

7'1" x 5'7" (2.17 x 1.71)

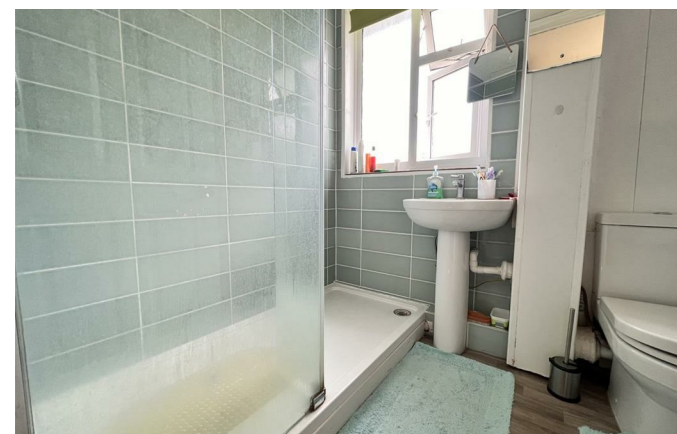
Cupboard with gas boiler for hot water and central heating, obscure UPVC double glazed window to rear, low level w.c, pedestal sink, large walk in shower cubical shower and screen

Front Garden

Chipped area,canopied entrance porch, shrub borders,wall light, path to front door, closed board fence and gate, gate to side access

Rear Garden

Patio area with pagoda over , lawn area, brick shed, aluminium shed, plant and shrub borders with small trees to back of garden, private and non overlooked, wall lights, new wooden fence to side with gate for front access.

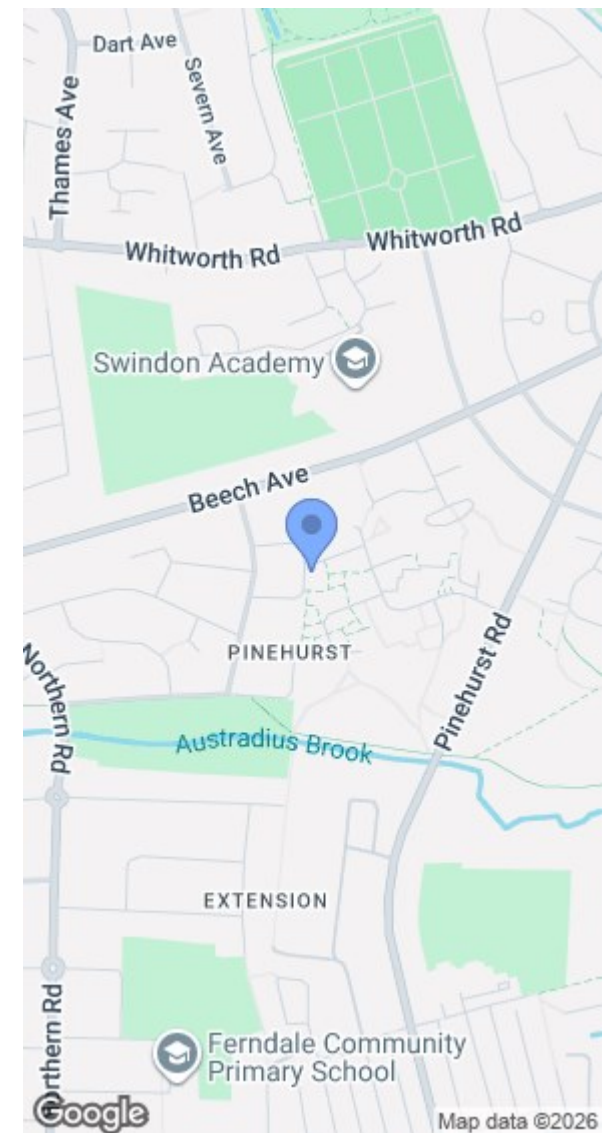






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Three Bedroom Semi-detached



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC